



CITY OF LODI COUNCIL COMMUNICATION

AGENDATITLE: Set a Public Hearing for September 19, 2012, to Consider and Approve the Recommendation of the Planning Commission to Rezone the Property Located at 515 South Lower Sacramento Road from R-1, C-S and R-C-P to Planned Development (PD)-35

MEETING DATE: August 15, 2012

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Set a Public Hearing for September 19, 2012, to Consider and Approve the Recommendation of the Planning Commission to Rezone the Property Located at 515 South Lower Sacramento Road from R-1, C-S and R-C-P to Planned Development (PD)-35.

BACKGROUND INFORMATION: At the Planning Commission Meeting of June 13, 2012, the Commission considered a request for rezoning of a property located at 515 South Lower Sacramento Road R-1 (Single Family Residence), R-C-P (Residential, Commercial, and Professional) and C-S (Commercial Shopping) to Planned Development (PD)-35, which covers the area commonly known as Raley's Shopping Center. Rezoning of the property to PD-35 would create a uniform zoning designation and permit commercial development to occur. The City's General Plan designates the subject sites as Commercial.

At this meeting, the Commission heard a staff report; asked questions of staff, the applicant, and the general public; heard public testimony in support and in opposition to the application; closed the public hearing, and voted 6-0, with one Commissioner absent, to recommend the City Council approve the applicant's request to rezone the property.

FISCAL IMPACT: Not applicable

FUNDING AVAILABLE: Not applicable

Konradt Bartlam
Community Development Director

KB/IB

APPROVED:

Konradt Bartlam, City Manager



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

**SUBJECT: PUBLIC HEARING TO CONSIDER AND APPROVE THE
RECOMMENDATION OF THE PLANNING COMMISSION TO REZONE
PROPERTY LOCATED AT 515 SOUTH LOWER SACRAMENTO ROAD
FROM R-1, C-S, AND R-C-P TO PLANNED DEVELOPMENT (PD)-35**

PUBLISH DATE: SATURDAY, AUGUST 18, 2012

LEGAL AD

TEAR SHEETS WANTED: One (1) please

**SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #0510052**

RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, AUGUST 16, 2012

**ORDERED BY RANDI JOHL
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS	Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
	Phoned to confirm receipt of all pages at _____ (time) _____ JMR _____ MB (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER AND APPROVE THE RECOMMENDATION OF THE PLANNING COMMISSION TO REZONE PROPERTY LOCATED AT 515 SOUTH LOWER SACRAMENTO ROAD FROM R-1, C-S, AND R-C-P TO PLANNED DEVELOPMENT (PD)-35

On Thursday, August **16**, 2012, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider and approve the recommendation of the Planning Commission to rezone property located at **515 South Lower Sacramento Road** from R-1, C-S, and R-C-P to Planned Development (PD)-35 (attached and marked as Exhibit A) was posted at the following locations:

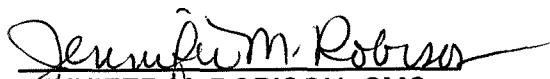
Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August **16**, 2012, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER AND APPROVE THE RECOMMENDATION OF THE PLANNING COMMISSION TO REZONE PROPERTY LOCATED AT 515 SOUTH LOWER SACRAMENTO ROAD FROM R-1, C-S, AND R-C-P TO PLANNED DEVELOPMENT (PD)-35

On Thursday, August 16, 2012, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to consider and approve the recommendation of the Planning Commission to rezone property located at 515 South Lower Sacramento Road from R-1, C-S, and R-C-P to Planned Development (PD)-35, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.


There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 16, 2012, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: September 19, 2012

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, September 19, 2012**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Recommendation of the Planning Commission to rezone property located at 515 South Lower Sacramento Road from R-1, C-S, and R-C-P to Planned Development (PD)-35.**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: August 15, 2012

Approved as to form:

D. Stephen Schwabauer
City Attorney

300' Mailing List for the Rezoning of 515 S. Lower Sacramento Rd.

EXHIBIT B

PARCEL #	OWNER NAME	CARE OF	STREET	CITY	STATE	ZIP5
2710102	DAETWEILER, ESTHER K TR		2449 CORBIN LN	LODI	CA	95242
2710103	MCCANN, GARY & TAMMY		2354 E SPIESS RD	ACAMPO	CA	95220
2710104	CHRISTY, NEFF EMERY TR		2437 CORBIN LN	LODI	CA	95242
2710125	WOODBIDGE, IRRIG DIST					0
2710201	SIEGLOCK, JACK & BRENDA		1702 TIMBERLAKE CIR	LODI	CA	95242
2710202	WITHERS, JUDITH TR ETAL		2448 CORBIN LN	LODI	CA	95242
2710203	BOYER, HARVEY V SR & INA M TR		2442 CORBIN LN	LODI	CA	95240
2710204	MURATA, GARY & ROSE		9051 E HARNEY LN	LODI	CA	95240
2710236	ELLIS, ANNA H TR		2443 W TOKAY ST	LODI	CA	95242
2710237	VASQUEZ, RUBEN G & PETRA		2449 W TOKAY ST	LODI	CA	95242
2710238	JOINES, RALPH T & MARSHA P TR		15360 STRATFORD DR	SAN JOSE	CA	95124
2734005	FURR, SHIRLEY A GELDERT TR		2420 DIABLO DR	LODI	CA	95242
2734006	BELLA, ETTORE BRUNO TR		2430 DIABLO DR	LODI	CA	95242
2740004	KRISTMONT WEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826
2740005	WESTGATE SHOPPING CENTER LLC	AKT DEVELOPMENT INC	7700 COLLEGE TOWN DR #101	SACRAMENTO	CA	95826
2740009	KRISTMONT WEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826
2740010	ZINFANDEL PLAZA LLC		7700 COLLEGE TOWN DR #101	SACRAMENTO	CA	95826
2740011	KRISTMONT, WEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826
2740012	TEMPLE BAPTIST CHURCH OF Lodi		801 S LOWER SAC RD	LODI	CA	95242
2740013	WESTGATE SHOPPING CENTER LLC	AKT DEVELOPMENT INC	7700 COLLEGE TOWN DR #101	SACRAMENTO	CA	95826
2740014	KRISTMONT WEST CORP	AKT DEV ATTN JEAN	7700 COLLEGE TOWN DR STE 101	SACRAMENTO	CA	95826
2740015	LODI WESTSIDE PROPERTIES LLC		10100 TRINITY PKWY STE 420	STOCKTON	CA	95219
2740017	LODI CITY OF		CITY HALL	LODI	CA	95240